HOUSING MARKET INFORMATION

SENIORS' HOUSING REPORT
British Columbia

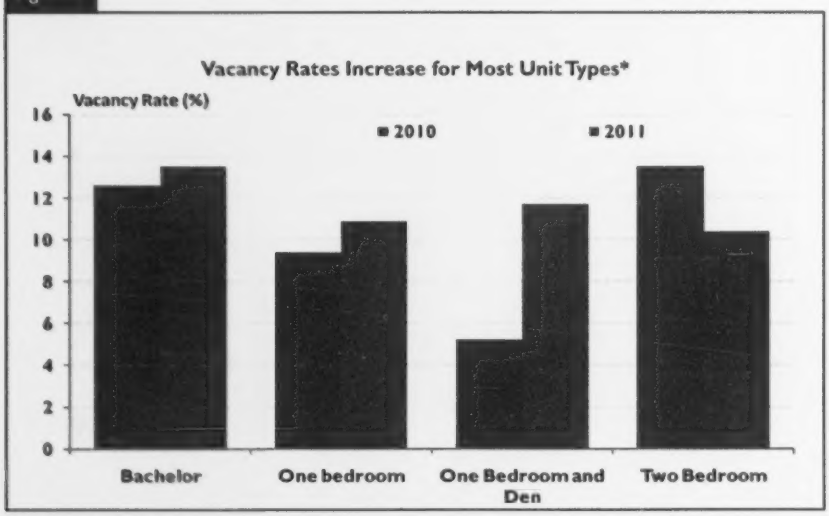
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: 2011

Highlights

- An increase in the number of seniors' housing units[1] pushed up the provincial average vacancy rate for independent living suites to 11.5 per cent in February 2011;
- Larger residential buildings, with one hundred or more units, were more common in larger urban centres such as the Lower Mainland region and the Vancouver Island/Central Coast regions than in the smaller regions of the province; and
- The majority of independent living suites in the Lower Mainland and Vancouver Island/Central Coast regions rented for $2,400 or more per month.

Figure 1



* Independent living spaces
Source: CMHC

Table of Contents

1 Highlights
3 Vacancy Rates
4 Universe
6 Rents
9 Data Tables
30 Methodology
30 Definitions

[1] *CMHC's survey considers the universe of seniors' housing units to include independent living suites that require on-site meal services, heavy care units located within seniors' complexes with independent living suites, respite beds, and subsidized units. Refer to the Definitions section at the end of the report for a more detail description of the types of seniors' housing that are surveyed.*

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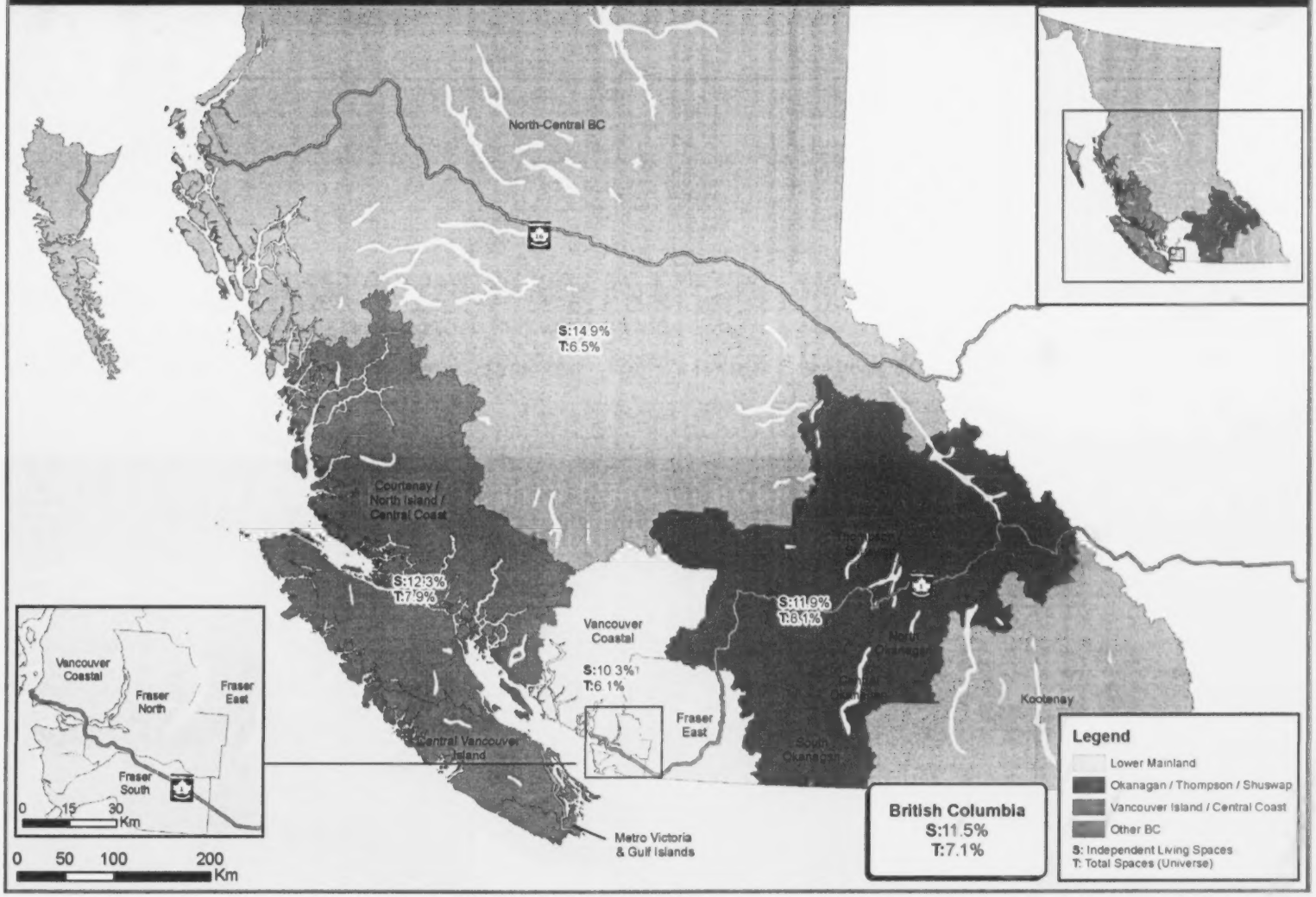
British Columbia Vacancy Rate of Independent Living Spaces and Total (Universe) Spaces

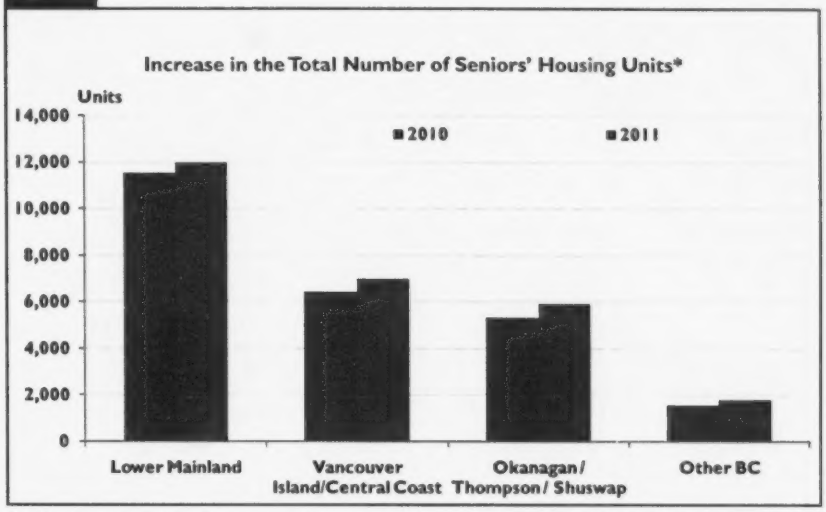


Vacancy Rates

Strong demand moderated vacancy rates

Average vacancy rates for British Columbia's independent living suites rose to 11.5 per cent in 2011, up from 10.4 per cent last year. Most provinces reported modest changes from year-earlier levels. Independent living suites, for the purposes of this survey, are found in complexes where the majority of the residents are aged 65 years or older, on-site meal services are provided, and the residents receive less than 1.5 hours of healthcare per day[2]. The supply of housing options available to B.C. seniors grew at a faster rate than the province's seniors' population during the past year, leaving some units vacant. Overall the demand for seniors' housing in the province remained strong as shown by an increase in the capture rate[3] of 0.5 percentage points over year earlier levels and year-over-year growth of 0.7 per cent in the number of residents living in seniors' housing complexes (see Table 1.4).

Figure 2



* Includes independent living spaces, heavy care units, respite beds, and subsidized units that meet the requirements of the Seniors' Survey as outlined in the Methodology section of the report.
Source: CMHC

	Vacancy Rates (%)			
	Standard Spaces*		Total	
	2011	2010	2011	2010
British Columbia	11.5	10.4	7.1	6.8
Alberta	12.8	12.2	10.4	9.8
Saskatchewan	4.1	6.2	3.6	4.6
Manitoba	7.1	7.9	6.7	7.3
Ontario	15.7	16.4	15.0	15.6
Quebec	8.1	8.4	8.0	8.2
Nova Scotia	8.2	15.0	8.7	15.2
New Brunswick	7.8	6.2	6.8	5.6
Prince Edward Island	9.1	7.1	6.9	6.6
Newfoundland & Labrador	37.6	18.1	18.5	16.9
Canada	10.7	10.8	9.7	9.9

* In B.C., standard spaces are referred to as independent living units.

Vacancy rates moved higher throughout the province

Vacancy rates for independent living suites rose in each of the four regions surveyed. The increase in vacancy rates is attributed to the addition of 1,860 units of seniors' housing to the market since the last survey, providing seniors with more housing options. Nearly one quarter of these new units were located in each of the Vancouver Island/Central Coast and Okanagan/ Thompson/Shuswap regions, while another 45 per cent of the units were in the Lower Mainland region. The remainder of the new units were built in the Other BC region, which is made up of the Northern BC and Kootenay regions. The mix of new units[4]

[2] CMHC's survey excludes independent living suites that do not provide on-site meal services.

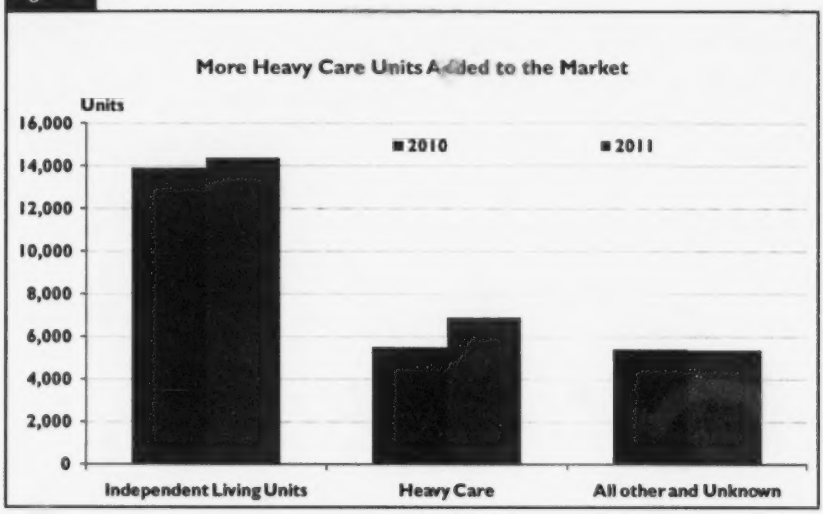
[3] Capture rate is the share of British Columbia's population aged 75 or older living in seniors' housing of all types. This includes independent living suites, heavy care units, respite beds, and subsidized units.

[4] Units are considered new if they have been available to the seniors' market for at least a year but have not been available for more than two years.

consisted of 502 independent living suites and 1,409 heavy care units. There were fewer respite beds and subsidized units compared to 2010 levels.

The Lower Mainland and Okanagan/ Thompson/Shuswap regions posted modestly higher average vacancy rates for independent living units at 10.3 per cent and 11.9 per cent, respectively. The Vancouver Island/ Central Coast region also reported an increase in the average vacancy rate for independent living suites to 12.3 per cent. The Other BC region reported the largest increase in vacancy rates, to 14.9 per cent in February from 5.0 per cent in February of last year.

Figure 3



Source: CMHC

Vacancy rates varied regionally by bedroom types

Average vacancy rates for the province were fairly consistent across bedroom types. They ranged from 10.4 per cent for two bedroom units to 13.5 per cent for bachelor units. Although there was little variability within the provincial averages, there were regional differences in the vacancy rates across bedroom types. Average vacancy rates for larger independent living suites (one bedroom plus den and two bedroom units) varied from 1.7 per cent for one bedroom plus den units in the Okanagan/Thompson/Shuswap region to 14.1 per cent for one bedroom plus den units in the Lower Mainland Region. In contrast, smaller independent living suites (bachelor and one bedroom units) tend to have higher average vacancy rates. Vacancy rates for smaller suites ranged from 8.8 per cent for one bedroom units in the Lower Mainland region to 21.3 per cent for bachelor units in the Other BC region.

More seniors transitioning to heavy care units

The number of heavy care units[5] captured in this survey and available to B.C. seniors across the province grew by 25 per cent over year-earlier levels. The uptick in the number of heavy care units captured by this survey reflects both a strong demand for these types of units but also a shift towards integrating a variety of seniors' housing options within a single complex. This campus of care concept allows seniors to remain within one facility as the level of care required changes. Nearly three-quarters of all new heavy care units were in the Lower Mainland and Okanagan/Thompson/Shuswap regions. The average vacancy rate edged downwards to 12.1 per cent, from 12.8 per cent one year earlier. The only region to report an increase in the average vacancy rate for heavy care units was the Okanagan/ Thompson/Shuswap region.

Seniors' Housing Universe

Most suites located in the Lower Mainland region

Most seniors' housing units were located in the Lower Mainland region. These units include an assortment of independent living suites, heavy care units, respite beds and subsidized units. This region had the largest estimated population of seniors and accounted for 45 per cent of all surveyed seniors' housing units in the province.

Smaller units, including bachelor and one bedroom units, were the most common type of seniors' housing in every region of the province, making up 90 per cent of all units available to B.C.'s seniors' population. A similar

[5] *Heavy care units included in this survey provide residents more than 1.5 hours of healthcare per day and must be located within a seniors' complex that has independent living suites.*

trend was also observed with independent living suites. Almost two-thirds of all independent living suites were one bedroom units. As of February 2011, the province had 14,392 independent living suites located in seniors' housing complexes.

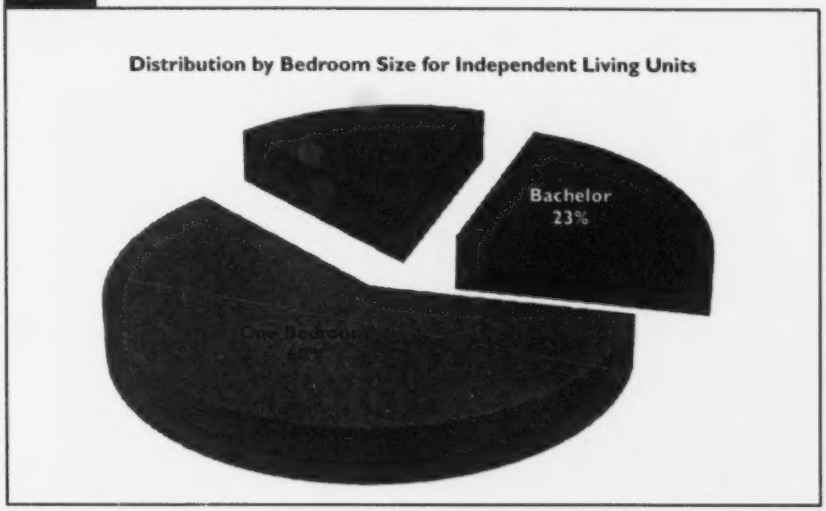
Larger regions have larger seniors' complexes

The average number of seniors' units per complex varied regionally. The Lower Mainland region consisted primarily of larger complexes; nearly half of the region's seniors' housing complexes had more than 100 units each. The Vancouver Island/Central Coast and Okanagan/Thompson/Shuswap regions had a variety of different sized seniors' complexes. The median size of seniors' housing complexes in these regions was 65 units and 66 units, respectively. In contrast, smaller complexes containing less than 50 units each were more prevalent in the Other BC region.

More seniors living in seniors' residences

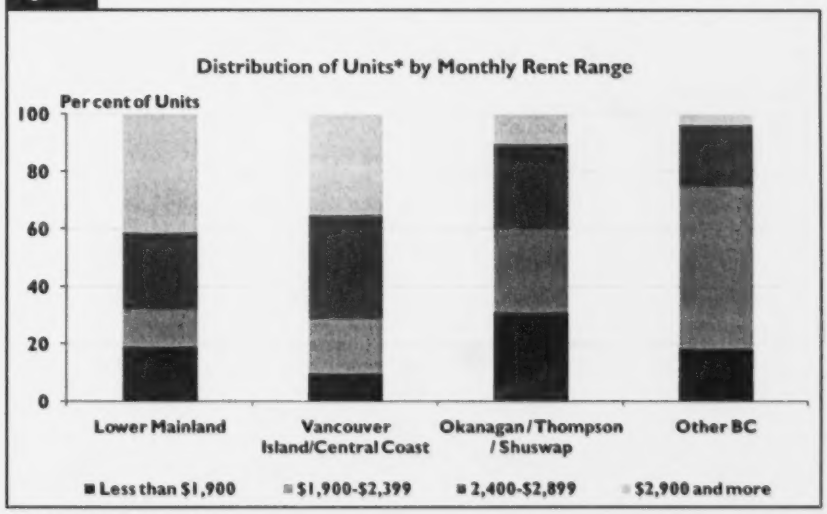
Every region in the province reported an increase in the number of seniors living in seniors' housing units in February 2011 compared to one year ago. This is illustrated by the increase in the capture rate. The capture rate is the proportion of the population aged 75 years and over living in seniors' housing residences that have an option for independent living. During this time, the capture rate increased by 0.5 percentage points to 8.4 per cent. The Okanagan/Thompson/Shuswap region continues to be the region with the highest capture rate at 12 per cent, followed closely by the Vancouver Island/Central Coast region at 10.3 per cent. Nearly half of all of B.C.'s seniors' housing units are located in these two regions.

Figure 4



[a] Includes both one-bedroom and den, and two-bedroom units.
Source: CMHC

Figure 5



* Independent living spaces
Source: CMHC

Seniors' Housing Rents

Larger centres had higher average rents

Rents for seniors' housing were generally higher in regions where land and housing prices were relatively higher. For example, the North/West Vancouver subarea of the Lower Mainland region is a higher priced neighbourhood in terms of land and existing home prices compared to the regional average. The average rent for an independent living suite in this area was $4,155 per month. In contrast, the average rent in the North Okanagan subarea of the Okanagan/Thompson/Shuswap region was $2,062 per month, which has lower relative land costs and existing home prices compared to the Lower Mainland. Overall, 60 per cent of all independent living suites in the province rented for more than $2,400 per month.

Higher rent units had lowest vacancy rates in larger centres

Independent living suites with higher rents tended to have lower vacancy rates throughout most of the province. The Lower Mainland region reported the lowest vacancy rates at 7.2 per cent for units where the rent was $2,900 or more each month. This rent range encompasses more than 40 per cent of all units in the Lower Mainland region. The $1,900 to $2,399 rent range was the only category to show a significant increase in vacancy rates from year-earlier levels, increasing to 14.6 per cent from 10.5 per cent. This increase in average vacancy rates was driven by significantly higher vacancy rates in the Okanagan/Thompson/Shuswap and Other BC regions.

Spotlight on...

Seniors

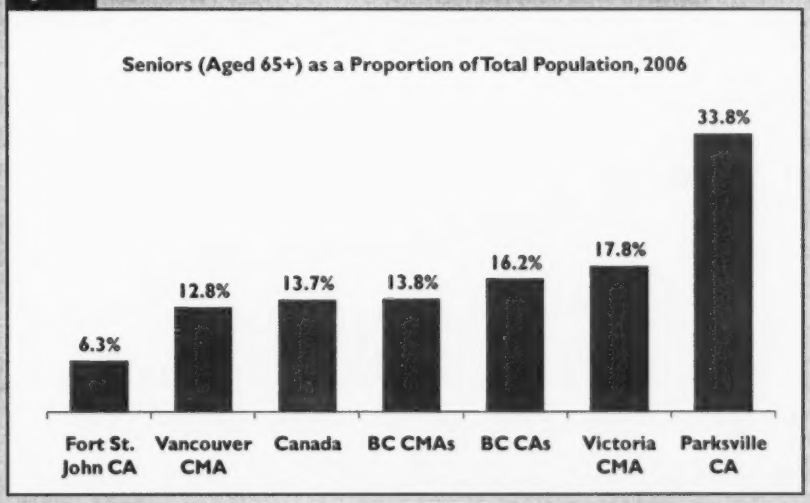
The senior population continues to grow at a faster pace than the general population. According to the 2006 Census, there were 4.3 million seniors (people aged 65 years or older) living in Canada, up 11.4 per cent from 2001 levels. This relatively high growth of the senior population is projected to persist throughout the coming decades as the baby-boomer cohort moves through their retirement years. The first of the baby-boomer generation will enter the 65+ years old category in 2011.

Smaller centres (Census Agglomerations[1] and areas with a population of less than 10,000) tend to have a higher proportion of seniors within their populations than do larger urban centres (Census Metropolitan Areas[2]) (see Figure 1). This may be explained by the attractiveness of smaller centres to retirees and the higher rate of migration to larger cities among non-seniors.

As seniors age, they become more likely to move out of their single-detached homes and to downsize, often to apartments. In 2006, one quarter of people aged 65-74 lived in apartments, compared to more than one third of those aged 75+. Because many apartments in Canada are rental units, older homeowners who downsize sometimes decide to become renters after selling their home. Related to this was the Census result showing a lower rate of homeownership for people aged 75+ (67.9% vs. 76.1% for households with seniors aged 65-74).

For more information about seniors' housing conditions, see Canada Mortgage and Housing Corporation (2010): 2006 Census Housing Series: Issue 10 – The Housing Conditions of Canada's Seniors. Research Highlight. Socio-economic Series; 10-021

Figure 1



Source: Statistics Canada (Census of Canada)

[1] A Census Agglomeration (CA) consists of one or more adjacent communities with a total population in its urban core of at least 10,000.

[2] A Census Metropolitan Area (CMA) consists of one or more adjacent communities with a total population of at least 100,000, of which 50,000 or more live in the urban core.

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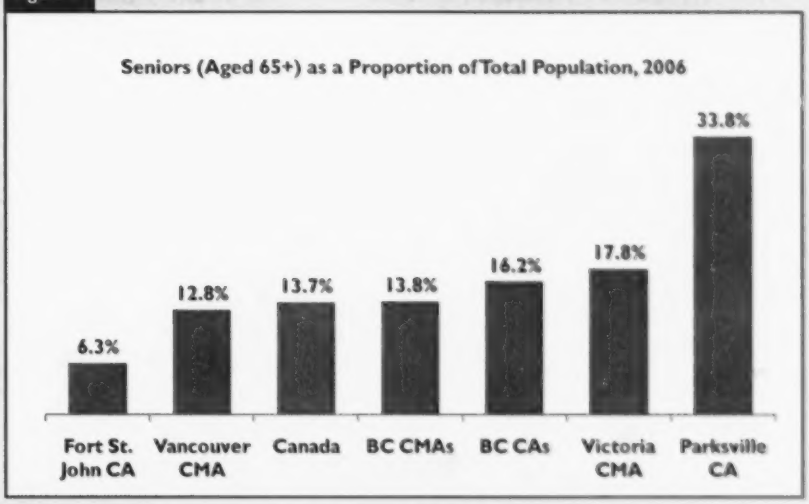

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Primary Geography	Intermediate Geography	Regional Districts	CAs/CMAs
Lower Mainland	Fraser East	Fraser Valley Regional District	Abbotsford CMA Chilliwack CA
	Fraser North	part of Greater Vancouver Regioanal District	part of Vancouver CMA, including Burnaby, New Westminster, Coquitlam, Port Moody, Maple Ridge, Pitt Meadows
	Fraser South	part of Greater Vancouver Regional District	part of Vancouver CMA, including Langley, Surrey, White Rock, Delta
	Vancouver Coastal	part of Greater Vancouver Regional District Sunshine Coast Regional District Squamish Lillooet Regional District	part of Vancouver CMA, including Vancouver City, Richmond, North Vancouver, West Vancouver, Bowen Island, Lion's Bay, Belcarra, Anmore, GRVD RDA "A" Squamish CA
Vancouver Island/ Central Coast	Metro Victoria & Gulf Islands	Capital Regional District	Victoria CMA
	Central Vancouver island	Nanaimo Regional District Alberni-Clayoquot Regional District Cowichan Valley Regional District	Nanaimo CA Parksville CA Port Alberni CA Duncan CA
	Courtenay / North Island & Central Coast	Comox Valley Regional District Strathcona Regional District Mount Waddington Regional District Powell River Regional District Central Coast Regional District	Courtenay CA Campbell River CA Powell River CA
Okanagan/Thompson / Shuswap	Central Okanagan	Central Okanagan Regional District	Kelowna CMA
	North Okanagan	North Okanagan Regional District	Vernon CA
	South Okanagan	Okanagan-Similkameen Regional District	Penticton CA
	Thompson/Shuswap	Columbia-Shuswap Regional District Thompson-Nicola Regional District	Salmon Arm Kamloops CA
Other BC	Kootenay	East Kootenay Regional District Central Kootenay Regional District Kootenay Boundary Regional District	Cranbrook CA
	North-Central BC	Peace River Regional District Northern Rockies Regional District Bulkley-Nechako Regional District Stikine Regional District Kitimat-Stikine Regional District Skeena-Queen Charlotte Regional District Cariboo Regional District Fraser-Fort George Regional District	Dawson Creek CA Fort St John CA Terrace CA Kitimat CA Prince Rupert CA Williams Lake CA Quesnel CA Prince George CA

TABLES INCLUDED IN THE BRITISH COLUMBIA REGION SENIORS' HOUSING REPORT

Standard Tables		Page
1.1	Vacancy Rate (%) of Independent Living Spaces by Unit Type	10
1.2	Vacancy Rate of Independent Living Spaces (%) by Rent Range ($)	11
1.3	Vacancy Rate (%) and Average Rents ($) of Heavy Care Spaces	12
1.4	Universe, Number of Residents Living in Universe and Capture Rate	13
2.1	Universe of Independent Living Spaces by Unit Type	14
2.2	Universe by Unit Type	15
2.3	Universe of Independent Living Spaces by Rent Range	16
2.4	Proportion (%) of Structures where Select Services are Available By Structure Size	17
2.5	Proportion (%) of Structures with Access to Selected Amenities By Structure Size	19
3.1	Average Rent ($) of Independent Living Spaces by Unit Type	21
Optional Tables		
O1	Average Rent ($) of Independent Living Spaces by Unit Type and Date Residence Opened	22
O2	Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population	23
O3.1	Universe of Total Spaces and Unit Type	24
O3.2	Vacancy Rates (%) of Total Spaces by Unit Type	25
O3.3	Universe of Total Spaces by Size of Residence	26
O3.4	Vacancy Rate (%) and Universe of Total Spaces by Date Residence Opened	27
O4	Assisted Living Unit Counts by Unit Type	28
O5	Average Rents ($) of Standard Spaces by Date Residence Opened	29

1.1 Vacancy Rates (%) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor		One Bedroom		One Bedroom and Den		Two Bedroom		Total	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Lower Mainland	10.8 a	12.4 a	9.5 a	8.8 a	2.7 a	14.1 a	14.0 a	11.9 a	10.0 a	10.3 a
Fraser East	9.8 a	16.1 a	7.6 a	7.5 a	–	**	33.3 a	23.7 a	11.1 a	13.8 a
Abbotsford/Mission	**	**	5.0 a	8.4 a	–	**	**	33.3 a	8.6 a	18.1 a
Chilliwack/Hope/Agassiz	8.6 a	10.1 a	14.2 a	6.2 a	–	–	27.8 a	12.5 a	14.1 a	8.8 a
Fraser North	13.6 a	20.8 a	16.8 a	13.0 a	**	**	9.0 a	6.3 a	15.2 a	14.4 a
Burnaby	5.7 a	17.5 a	10.7 a	10.5 a	–	–	**	**	8.2 a	12.7 a
Coq/PtCoq/PtMoody	30.5 a	34.8 a	6.8 a	6.8 a	**	**	**	**	10.6 a	12.0 a
Maple Ridge/Pitt Meadows	**	**	40.7 a	26.3 a	**	**	**	**	38.9 a	26.9 a
New Westminster	**	**	**	**	**	**	**	**	**	**
Fraser South	12.1 a	12.5 a	9.4 a	8.0 a	1.9 a	7.5 a	12.8 a	7.1 a	9.9 a	8.7 a
Langley	**	**	4.4 a	5.1 a	0.0 a	22.2 a	6.8 a	13.7 a	4.0 a	6.8 a
Surrey/Delta	11.7 a	7.3 a	3.4 a	5.9 a	**	**	3.5 a	2.9 a	6.4 a	5.8 a
White Rock/S. Surrey	19.1 a	22.1 a	16.9 a	11.4 a	2.4 a	5.6 a	27.1 a	6.7 a	16.1 a	12.0 a
Vancouver Coastal	8.0 a	3.5 a	4.3 a	6.6 a	0.0 a	18.0 a	2.9 a	7.9 a	5.3 a	6.2 a
Vancouver	8.0 a	2.8 a	6.4 a	3.8 a	0.0 a	9.5 a	1.9 a	9.1 a	6.7 a	3.8 a
Richmond	**	**	**	**	**	**	**	**	**	**
North/West Vancouver	**	**	0.4 a	**	–	–	5.0 a	**	3.4 a	1.7 c
Coastal Vancouver	–	–	–	**	–	**	–	**	–	**
Vancouver Island/ Central Coast	19.1 a	13.9 a	9.8 a	12.4 a	5.1 a	13.4 a	8.8 a	9.1 a	11.0 a	12.3 a
Metro Victoria & Gulf Islands	14.4 a	16.1 a	10.2 a	9.7 a	5.1 a	14.0 a	7.2 a	10.7 a	10.0 a	11.4 a
Saanich, Penninsula & Gulf Islands	14.1 c	18.5 a	10.7 a	14.2 a	5.7 d	35.1 a	10.6 c	16.0 a	11.2 a	16.4 a
Victoria / Esq. /Oak Bay / V. Royal	14.6 a	14.9 a	11.0 a	7.3 a	5.0 a	1.1 a	3.7 a	4.6 a	9.8 a	8.4 a
West Shore	**	**	**	**	–	–	**	**	**	**
Central Vancouver Island	29.9 a	11.1 a	9.1 a	16.4 a	6.2 a	15.9 a	13.8 a	8.4 a	13.4 a	14.3 a
Duncan/Cowichan	**	**	6.3 a	7.3 a	**	**	**	**	4.9 a	6.1 a
Parksville/Qualicum	**	**	**	**	**	**	**	**	1.8 a	**
Port Alberni	–	**	**	**	–	–	–	–	**	**
Nanaimo	35.7 a	14.5 a	10.7 a	19.8 a	12.5 a	32.5 a	19.8 a	10.7 a	17.3 a	18.1 a
Courtenay/ North Island/ Central Coast	**	**	**	**	**	**	**	**	8.7 a	11.6 a
Okanagan/ Thompson/ Shuswap	12.1 a	13.9 a	9.0 a	11.6 a	14.3 a	1.7 a	18.7 a	11.6 a	11.7 a	11.9 a
Central Okanagan	14.4 a	9.5 a	8.0 a	9.3 a	**	**	33.9 a	16.5 a	12.3 a	10.0 a
North Okanagan	6.1 a	12.6 a	2.8 a	12.8 a	**	**	5.7 a	2.5 a	6.7 a	10.1 a
South Okanagan	16.7 a	23.6 a	17.0 a	12.6 a	**	**	9.8 a	6.9 a	15.7 a	13.6 a
Thompson/ Shuswap	13.7 a	15.2 a	10.8 a	15.1 a	4.2 a	4.0 a	9.6 a	19.3 a	11.5 a	15.3 a
Other BC	5.6 a	21.3 a	4.8 a	16.2 a	**	–	**	1.8 a	5.0 a	14.9 a
British Columbia	12.6 a	13.5 a	9.4 a	10.9 a	5.2 a	11.7 a	13.5 a	10.4 a	10.4 a	11.5 a

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

1.2 Vacancy Rates (%) of Independent Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900		$1,900 - $2,399		$2,400 - $2,899		$2,900 and more		Total where rents are known	
	2010	2011	2010	2011	2010	2011	2010	2011	2010	2011
Lower Mainland	11.5 a	12.3 a	14.8 a	14.2 a	12.8 a	11.6 a	6.8 a	7.2 a	10.7 a	10.3 a
Fraser East	11.9 c	6.4 a	17.1 d	13.2 a	25.2 a	16.2 a	**	**	16.6 a	13.8 a
Abbotsford/Mission	**	**	++	23.4 a	**	20.7 a	**	**	21.6 d	18.1 a
Chilliwack/Hope/Agassiz	11.6 a	6.9 a	8.6 a	7.1 a	**	**	--	**	14.2 a	8.8 a
Fraser North	14.2 a	21.1 a	17.0 a	26.0 a	21.0 a	16.6 a	6.2 a	4.1 a	15.2 a	14.4 a
Burnaby	4.5 a	16.7 a	13.3 a	**	**	**	**	**	8.2 a	12.7 a
Coq/PtCoq/PtMoody	**	**	**	**	**	**	**	**	10.6 a	12.0 a
Maple Ridge/Pitt Meadows	**	**	**	**	**	**	**	**	38.9 a	26.9 a
New Westminster	--	--	**	**	**	**	**	**	**	**
Fraser South	13.7 a	12.3 a	13.4 a	12.1 a	5.5 a	6.3 a	10.4 a	9.3 a	9.9 a	8.7 a
Langley	--	--	4.9 a	15.0 a	2.2 a	3.6 a	6.9 a	10.3 a	4.0 a	6.8 a
Surrey/Delta	11.5 a	3.9 a	10.5 a	7.7 a	2.9 a	2.9 a	1.9 a	8.0 a	6.4 a	5.8 a
White Rock/S. Surrey	**	**	20.0 a	18.5 a	17.8 a	12.2 a	14.4 a	9.6 a	16.1 a	12.0 a
Vancouver Coastal	7.2 a	8.8 a	8.8 a	10.1 a	5.2 a	10.4 a	4.3 a	4.2 a	5.3 a	6.2 a
Vancouver	7.6 a	1.3 a	**	**	5.5 a	1.8 a	6.1 a	5.3 a	6.7 a	3.8 a
Richmond	**	**	**	**	**	**	**	**	**	**
North/West Vancouver	--	--	**	--	**	--	3.5 a	1.7 a	3.4 a	1.7 a
Vancouver Coastal	--	**	--	**	--	**	--	**	--	**
Vancouver Island/ Central Coast	15.7 a	15.3 a	12.2 a	11.8 a	8.1 a	11.8 a	12.3 a	12.5 a	11.0 a	12.4 a
Metro Victoria & Gulf Islands	13.1 a	13.8 a	9.8 a	10.8 a	8.4 a	6.2 a	10.7 a	14.3 a	10.1 a	11.4 a
Saanich, Penninsula & Gulf Islands	--	**	3.1 c	0.7 a	11.8 c	12.0 a	13.8 a	21.1 a	11.3 a	16.4 a
Victoria / Esq. /Oak Bay / V. Royal	12.9 a	13.9 a	29.0 a	27.1 a	6.7 a	3.9 a	7.1 a	2.2 a	9.8 a	8.4 a
West Shore	**	**	**	**	**	**	--	--	**	**
Central Vancouver Island	19.0 a	17.0 a	16.1 a	14.7 a	7.5 a	15.9 a	24.3 a	7.8 a	13.4 a	14.3 a
Duncan/Cowichan	**	**	**	**	**	**	**	**	4.9 a	6.1 a
Parksville/Qualicum	--	--	**	**	**	**	**	**	1.8 a	**
Port Alberni	--	**	**	**	--	**	--	--	**	**
Nanaimo	**	**	23.4 a	17.5 a	9.9 a	19.4 a	29.7 a	11.3 a	17.3 a	18.1 a
Courtenay/ North Island/ Central Coast	**	--	**	**	**	**	**	**	8.7 a	12.8 a
Okanagan/ Thompson/ Shuswap	14.6 a	14.3 a	7.6 a	14.9 a	7.6 a	6.3 a	24.5 a	12.2 a	11.7 a	11.9 a
Central Okanagan	10.1 a	11.1 a	11.4 a	10.6 a	7.3 a	6.4 a	28.3 a	15.4 a	12.3 a	10.0 a
North Okanagan	8.5 a	11.1 a	1.5 a	16.5 a	6.4 a	6.0 a	15.0 a	0.0 a	6.7 a	10.1 a
South Okanagan	18.8 a	12.7 a	12.5 a	26.5 a	6.2 a	3.4 a	20.5 a	9.9 a	15.7 a	13.6 a
Thompson/ Shuswap	24.1 a	27.3 a	3.3 a	13.6 a	9.5 a	8.1 a	14.7 a	14.9 a	11.5 a	15.3 a
Other BC	3.4 a	9.6 a	**	19.4 a	9.1 a	7.6 a	26.9 a	14.3 a	5.0 a	14.9 a
British Columbia	12.8 a	13.4 a	10.5 a	14.6 a	9.8 a	10.2 a	10.3 a	9.4 a	10.7 a	11.5 a

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.3 Vacancy Rates (%) and Average Rents ($) of Heavy Care Spaces
British Columbia

Centre	Vacancy Rate		Average Rent	
	2010	2011	2010	2011
Lower Mainland	10.2 a	10.4 a	5,304 a	5,394 a
Fraser East	**	**	**	**
Fraser North	**	**	**	**
Fraser South	9.2 a	8.3 a	5,180 a	5,480 a
Vancouver Coastal	4.5 a	2.9 b	5,598 a	6,047 a
Vancouver Island/ Central Coast	17.3 a	13.0 a	5,281 a	5,299 a
Metro Victoria & Gulf Islands	12.5 a	6.6 a	5,497	5,413 a
Central Vancouver Island	23.8 a	12.9 a	5,115 a	4,997 a
Courtenay/ North Island/ Central Coast	**	**	**	**
Okanagan/ Thompson/ Shuswap	15.6 a	16.3 a	4,661 a	4,789 a
Other BC	**	**	**	**
British Columbia	12.8 a	12.1 a	5,224 a	5,290 a

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

1.4 Universe, Number of Residents Living in Universe and Capture Rate (%)
British Columbia

Centre	Total Number of Spaces	Overall Vacancy Rate		Number of Residences	Number of Residents	Estimated Population Aged 75+[1]	Capture Rate[2] (%)
		2010	2011				
Lower Mainland	11,965	6.4 a	6.1 a	117	11,807 a	171,154	6.9
Fraser East	2,129	7.3 a	8.1 a	19	2,078 a	19,971	10.4
Abbotsford/Mission	1,369	4.7 a	9.3 a	8	1,316 a		
Chilliwack/Hope/Agassiz	760	10.9 a	5.9 a	11	762 a		
Fraser North	2,383	11.2 a	10.2 a	25	2,224 a	34,111	6.5
Fraser South	3,785	6.3 a	5.2 a	34	3,838 a	44,309	8.7
Langley	726	3.0 a	4.8 a	7	739 a		
Surrey/Delta	1,482	3.6 a	2.6 a	14	1,510 a		
White Rock/S. Surrey	1,577	10.7 a	7.7 a	13	1,589 a		
Vancouver Coastal	3,668	3.0 a	3.4 a	39	3,667 a	72,763	5.0
Vancouver Island/ Central Coast	6,976	7.5 a	7.9 a	78	6,823 a	66,122	10.3
Metro Victoria & Gulf Islands	3,803	6.8 a	7.7 a	44	3,768 a	33,620	11.2
Central Vancouver Island	2,571	8.7 a	7.8 a	27	2,476 a	24,351	10.2
Courtenay/ North Island/ Central Coast	602	6.0 a	9.5 a	7	579 a	8,151	7.1
Okanagan/ Thompson/ Shuswap	5,918	8.2 a	8.1 a	79	5,834 a	48,741	12.0
Central Okanagan	2,216	8.6 a	6.8 a	24	2,239 a	16,302	13.7
North Okanagan	1,002	4.0 a	7.1 a	14	995 a	7,789	12.8
South Okanagan	1,456	10.1 a	7.2 a	18	1,444 a	10,993	13.1
Thompson/ Shuswap	1,244	9.2 a	12.5 a	23	1,156 a	13,657	8.5
Other BC	1,811	2.9 a	6.5 a	34	1,786 a	26,957	6.6
British Columbia	**26,670**	**6.8 a**	**7.1 a**	**308**	**26,250 a**	**312,974**	**8.4**

1 Source: 2011 Population Estimates, P.E.O.P.L.E. 35, BC Statistics

[2] The capture rate is the proportion of the population aged 75 and over living in the survey universe.

2.1 Universe of Independent[1] Living Spaces by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom[2]	Total
Lower Mainland	1,462 a	3,617 a	1,038 a	6,112 a
Fraser East	242 a	573 a	297 a	1,112 a
Fraser North	380 a	902 a	138 a	1,420 a
Fraser South	384 a	1,150 a	413 a	1,947 a
Vancouver Coastal	456 a	987 a	190 a	1,633 a
Vancouver Island/ Central Coast	735 a	2,339 a	749 a	3,823 a
Metro Victoria & Gulf Islands	466 a	1,440 a	440 a	2,346 a
Central Vancouver Island	**	**	**	1,210 a
Courtenay/ North Island/ Central Coast	**	**	**	267 a
Okanagan/ Thompson/ Shuswap	957 a	2,159 a	608 a	3,724 a
Central Okanagan	273 a	994 a	216 a	1,483 a
North Okanagan	301 a	211 a	168 a	680 a
South Okanagan	127 a	484 a	111 a	722 a
Thompson/ Shuswap	256 a	470 a	113 a	839 a
Other BC	127 a	494 a	112 a	733 a
British Columbia	**3,281 a**	**8,604 a**	**2,507 a**	**14,392 a**

[1] Nationally these are referred to as Standard Spaces.

[2] Figures include both one-bedroom and den, and two-bedroom units.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.2 Universe by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	Two Bedroom[1]	Total
Lower Mainland	5,452 a	5,468 a	1,045 a	11,965 a
Independent Living Spaces[4]	1,462 a	3,612 a	1,038 a	6,112 a
Heavy Care	3,222 a	**	**	3,235 a
All other and Unknown	768 a	**	**	2,618 a
Vancouver Island/ Central Coast	2,995 a	3,212 a	769 a	6,976 a
Independent Living Spaces[4]	735 a	2,339 a	749 a	3,823 a
Heavy Care	1,886 a	**	**	1,890 a
All other and Unknown	374 a	**	**	1,263 a
Okanagan/ Thompson/ Shuswap	2,482 a	2,816 a	620 a	5,918 a
Independent Living Spaces[4]	957 a	2,159 a	608 a	3,724 a
Heavy Care	1,267 a	**	**	1,269 a
All other and Unknown	258 a	**	**	925 a
Other BC	827 a	864 a	120 a	1,811 a
Independent Living Spaces[4]	127 a	494 a	112 a	733 a
Heavy Care	**	**	**	505 a
All other and Unknown	**	**	**	573 a
British Columbia	11,756 a	12,360 a	2,554 a	26,670 a
Independent Living Spaces[4]	3,281 a	8,604 a	2,507 a	14,392 a
Heavy Care	6,880 a	**	**	6,899 a
All other and Unknown	1,595 a	**	**	5,379 a

[1] Figures include both one-bedroom and den, and two-bedroom units.

[2] Nationally these are referred to as Standard Spaces.

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.3 Universe of Independant Living Spaces[1] by Rent Range ($)
British Columbia

Centre	Less than $1,900	$1,900 - $2,399	$2,400 - $2,899	$2,900 and more	Total spaces where rents are known
	% of Total[2]	% of Total[2]	% of Total[2]	% of Total[2]	
Lower Mainland	18.8 a	13.3 a	26.7 a	41.2 a	6,112
Fraser East	32.1 a	18.3 a	** a	** a	1,112
Fraser North	24.1 a	10.3 a	** a	** a	1,420
Fraser South	9.6 a	10.2 a	36.9 a	43.3 a	1,947
Vancouver Coastal	16.0 a	16.4 a	4.7 a	62.9 a	1,633
Vancouver Island/ Central Coast	9.7 a	18.9 a	36.3 a	35.1 a	3,798
Okanagan/ Thompson/ Shuswap	30.9 a	29.1 a	29.4 a	10.6 a	3,724
Central Okanagan	27.4 a	27.4 a	32.6 a	12.7 a	1,483
North Okanagan	34.4 a	26.8 a	31.6 a	7.2 a	680
South Okanagan	43.8 a	23.0 a	20.6 a	12.6 a	722
Thompson/ Shuswap	23.1 a	39.3 a	29.6 a	8.0 a	839
Other BC	18.4 a	56.3 a	21.4 a	3.8 a	733
British Columbia	19.5 a	21.1 a	29.7 a	29.8 a	14,367

Figures exclude semi-private and ward units.

[1] Nationally these are referred to as Standard Spaces.

[2] % is based on those spaces where the rent is known.

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size British Columbia

Centre	Meals				On-Site Medical Services	Registered Nurse onsite	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Lower Mainland	0.0 b	7.7 a	36.3 a	56.0 a	36.0 a	21.4 a	94.0 a
10 - 49	0.0 b	10.3 b	14.3 c	75.4 a	6.9 b	0.0 b	82.9 a
50 - 89	0.0	3.3 b	60.0 a	36.7 a	40.0 a	23.3 a	93.3 a
90 or more	0.0 b	8.6 a	35.2 a	56.2 a	48.7 a	31.1 a	100.0 a
Fraser East	0.0 a	21.1 a	21.1 a	57.9 a	26.3 a	21.1 a	89.5 a
10 - 49	0.0 a	0.0 a	0.0 a	100.0 a	0.0 a	0.0 a	83.3 a
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	33.3 a	33.3 a	33.3 a	44.4 a	33.3 a	100.0 a
Fraser North	0.0 a	4.0 a	32.0 a	64.0 a	32.0 a	20.0 a	92.0 a
10 - 49	0.0 a	12.5 a	12.5 a	75.0 a	12.5 a	0.0 a	75.0 a
50 - 89	0.0 a	0.0 a	66.7 a	33.3 a	33.3 a	33.3 a	100.0 a
90 or more	0.0 a	0.0 a	27.3 a	72.7 a	45.5 a	27.3 a	100.0 a
Fraser South	0.0 a	0.0 a	38.2 a	61.8 a	41.2 a	23.5 a	100.0 a
10 - 49	0.0 a	0.0 a	0.0 a	100.0 a	0.0 a	0.0 a	100.0 a
50 - 89	0.0 a	0.0 a	57.1 a	42.9 a	71.4 a	28.6 a	100.0 a
90 or more	0.0 a	0.0 a	45.0 a	55.0 a	45.0 a	30.0 a	100.0 a
Vancouver Coastal	0.0 a	10.3 a	44.9 a	44.9 a	38.9 a	20.5 a	92.3 a
10 - 49	++	24.5 a	++	++	12.2 a	++	75.5 a
50 - 89	0.0 a	0.0 a	69.2 a	30.8 a	30.8 a	15.4 a	92.3 a
90 or more	0.0 a	11.2 a	29.9 a	++	57.0 a	33.6 a	100.0 a
Vancouver Island/ Central Coast	1.3 a	12.8 a	35.9 a	50.0 a	21.8 a	19.2 a	93.6 a
10 - 49	3.3 a	20.0 a	36.7 a	40.0 a	20.0 a	13.3 a	86.7 a
50 - 89	0.0 a	0.0 a	43.8 a	56.3 a	12.5 a	6.3 a	100.0 a
90 or more	0.0 a	12.5 a	31.3 a	56.3 a	28.1 a	31.3 a	96.9 a
Metro Victoria & Gulf Islands	2.3 a	11.4 a	36.4 a	50.0 a	15.9 a	15.9 a	95.5 a
10 - 49	6.7 a	13.3 a	40.0 a	40.0 a	20.0 a	13.3 a	93.3 a
50 - 89	0.0 a	0.0 a	50.0 a	50.0 a	8.3 a	8.3 a	100.0 a
90 or more	0.0 a	17.6 a	23.5 a	58.8 a	17.6 a	23.5 a	94.1 a
Central Vancouver Island	0.0 a	18.5 a	37.0 a	44.4 a	33.3 a	22.2 a	88.9 a
10 - 49	0.0 a	33.3 a	33.3 a	33.3 a	25.0 a	8.3 a	75.0 a
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	8.3 a	50.0 a	41.7 a	41.7 a	41.7 a	100.0 a
Courtenay/ North Island/ Central Coast	0.0 a	0.0 a	28.6 a	71.4 a	14.3 a	28.6 a	100.0 a
10 - 49	**	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	0.0 a	11.4 a	31.6 a	57.0 a	24.1 a	19.0 a	91.1 a
10 - 49	0.0 a	5.9 a	32.4 a	61.8 a	14.7 a	17.6 a	82.4 a
50 - 89	0.0 a	18.8 a	43.8 a	37.5 a	25.0 a	12.5 a	100.0 a
90 or more	0.0 a	13.8 a	24.1 a	62.1 a	34.5 a	24.1 a	96.6 a

continued

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.4 Proportion (%) of Structures where Select Services are Available[1] by Structure Size British Columbia

Centre	Meals				On-Site Medical Services	Registered Nurse onsite	24-hour call bell
	Optional	# included in rent					
		1	2	3			
Other BC	0.0 a	29.4 a	41.2 a	29.4 a	20.6 a	8.8 a	94.1 a
10 - 49	0.0 a	13.6 a	50.0 a	36.4 a	22.7 a	4.5 a	90.9 a
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	50.0 a	33.3 a	16.7 a	0.0 a	33.3 a	100.0 a
British Columbia	0.3 a	12.3 a	35.6 a	51.8 a	27.7 a	18.8 a	93.2 a
10 - 49	0.9 a	12.2 a	32.3 a	54.7 a	15.6 a	9.6 a	85.2 a
50 - 89	0.0 a	11.8 a	48.5 a	39.7 a	29.4 a	14.7 a	97.1 a
90 or more	0.0 b	12.8 a	31.5 a	55.7 a	37.8 a	29.6 a	98.4 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

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** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Pharmacy	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Lower Mainland	6.0 a	42.5 a	5.1 a	18.2 a	27.6 a	57.0 a	72.5 a
10 - 49	3.4 a	17.1 a	0.0 b	10.9 d	6.9 a	24.0 a	41.1 a
50 - 89	0.0 a	36.7 a	0.0 a	10.0 a	23.3 a	56.7 a	66.7 a
90 or more	10.4 a	58.2 a	10.4 a	26.2 a	40.3 a	73.8 a	91.1 a
Fraser East	10.5 a	52.6 a	5.3 a	5.3 a	31.6 a	47.4 a	73.7 a
10 - 49	0.0 a	33.3 a	0.0 a	16.7 a	16.7 a	16.7 a	33.3 a
50 - 89	**	**	**	**	**	**	**
90 or more	22.2 a	44.4 a	11.1 a	0.0 a	44.4 a	55.6 a	88.9 a
Fraser North	8.0 a	32.0 a	8.0 a	16.0 a	12.0 a	60.0 a	60.0 a
10 - 49	0.0 a	12.5 a	0.0 a	0.0 a	0.0 a	50.0 a	50.0 a
50 - 89	0.0 a	0.0 a	0.0 a	0.0 a	33.3 a	50.0 a	33.3 a
90 or more	18.2 a	63.6 a	18.2 a	36.4 a	9.1 a	72.7 a	81.8 a
Fraser South	8.8 a	50.0 a	5.9 a	20.6 a	41.2 a	64.7 a	88.2 a
10 - 49	14.3 a	28.6 a	0.0 a	14.3 a	14.3 a	28.6 a	57.1 a
50 - 89	0.0 a	57.1 a	0.0 a	14.3 a	28.6 a	57.1 a	100.0 a
90 or more	10.0 a	55.0 a	10.0 a	25.0 a	55.0 a	80.0 a	95.0 a
Vancouver Coastal	0.0 b	37.6 a	2.6 a	23.9 d	23.9 d	53.0 a	65.8 a
10 - 49	++	++	++	++	++	++	24.5 d
50 - 89	0.0 a	23.1 a	0.0 a	15.4 a	15.4 a	53.8 a	53.8 a
90 or more	0.0 c	65.4 a	5.6 a	++	++	76.6 a	93.5 a
Vancouver Island/ Central Coast	3.8 a	39.7 a	2.6 a	11.5 a	19.2 a	51.3 a	76.9 a
10 - 49	0.0 a	23.3 a	0.0 a	3.3 a	0.0 a	20.0 a	63.3 a
50 - 89	0.0 a	31.3 a	0.0 a	6.3 a	12.5 a	56.3 a	87.5 a
90 or more	9.4 a	59.4 a	6.3 a	21.9 a	40.6 a	78.1 a	84.4 a
Metro Victoria & Gulf Islands	0.0 a	43.2 a	2.3 a	6.8 a	20.5 a	54.5 a	79.5 a
10 - 49	0.0 a	33.3 a	0.0 a	0.0 a	0.0 a	20.0 a	66.7 a
50 - 89	0.0 a	25.0 a	0.0 a	8.3 a	16.7 a	66.7 a	83.3 a
90 or more	0.0 a	64.7 a	5.9 a	11.8 a	41.2 a	76.5 a	88.2 a
Central Vancouver Island	11.1 a	37.0 a	3.7 a	14.8 a	18.5 a	48.1 a	70.4 a
10 - 49	0.0 a	16.7 a	0.0 a	0.0 a	0.0 a	16.7 a	58.3 a
50 - 89	**	**	**	**	**	**	**
90 or more	25.0 a	50.0 a	8.3 a	33.3 a	41.7 a	83.3 a	75.0 a
Courtenay/ North Island/ Central Coast	0.0 a	28.6 a	0.0 a	28.6 a	14.3 a	42.9 a	85.7 a
10 - 49	**	**	**	**	**	**	**
50 - 89	**	**	**	**	**	**	**
90 or more	**	**	**	**	**	**	**
Okanagan/ Thompson/ Shuswap	1.3 a	32.9 a	3.8 a	15.2 a	13.9 a	40.5 a	62.0 a
10 - 49	0.0 a	14.7 a	0.0 a	5.9 a	0.0 a	14.7 a	41.2 a
50 - 89	0.0 a	37.5 a	6.3 a	25.0 a	12.5 a	56.3 a	75.0 a
90 or more	3.4 a	51.7 a	6.9 a	20.7 a	31.0 a	62.1 a	79.3 a

continued

The following letter codes are used to indicate the reliability of the estimates:
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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

2.5 Proportion (%) of Structures with Access to Selected Amenities[1] by Structure Size British Columbia

Centre	Pharmacy	Transport-ation Services	Swimming Pool	Hot Tub - Spa	Movie Theatre	Exercise Facilities	Internet
Other BC	0.0 a	26.5 a	0.0 a	20.6 a	2.9 a	47.1 a	35.3 a
10 - 49	0.0 a	4.5 a	0.0 a	0.0 a	0.0 a	18.2 a	40.9 a
50 - 89	**	**	**	**	**	**	**
90 or more	0.0 a	50.0 a	0.0 a	66.7 a	0.0 a	100.0 a	33.3 a
British Columbia	3.6 a	37.6 a	3.6 a	16.0 a	19.3 a	50.2 a	66.8 a
10 - 49	0.9 a	15.6 a	0.0 b	5.4 b	1.7 a	19.1 a	46.9 a
50 - 89	0.0 a	39.7 a	1.5 a	16.2 a	17.6 a	60.3 a	69.1 a
90 or more	8.0 a	56.6 a	8.0 a	25.8 a	36.3 a	73.4 a	83.8 a

[1] Services are considered to be included in rent for a structure if the majority of all spaces have the service included in the rent.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

3.1 Average Rent ($) of Independent Living Spaces[1] by Unit Type
British Columbia

Centre	Bachelor	One Bedroom	One Bedroom and Den	Two Bedroom	Total
Lower Mainland	2,068	2,826	3,231	3,568	2,754
Fraser East	2,009	2,083	**	2,828	2,243
Abbotsford/Mission	**	2,003	**	3,023	2,301
Chilliwack/Hope/Agassiz	1,919	2,204	–	2,601	2,174
Fraser North	1,782	2,637	**	3,654	2,503
Burnaby	1,595	2,461	–	**	2,184
Coq/PtCoq/PtMoody	1,799	3,018	**	**	2,890
Maple Ridge/Pitt Meadows	**	2,370	**	**	2,461
New Westminster	**	**	**	**	**
Fraser South	2,136	2,717	3,405	3,534	2,766
Langley	**	2,672	3,196	3,127	2,764
Surrey/Delta	2,080	2,707	**	3,408	2,655
White Rock/S. Surrey	1,963	2,754	3,469	4,009	2,849
Vancouver Coastal	2,279	3,558	3,850	4,663	3,304
Vancouver	2,266	3,667	4,252	5,209	3,238
Richmond	**	**	**	**	**
North/West Vancouver	**	**	–	**	4,155
Coastal Vancouver	–	**	**	**	**
Vancouver Island/ Central Coast	2,176	2,673	3,516	3,574	2,751
Metro Victoria & Gulf Islands	2,222	2,797	3,922	3,871	2,888
Saanich, Penninsula & Gulf Islands	2,539	2,950	4,040	4,040	3,123
Victoria / Esq. /Oak Bay / V. Royal	2,097	2,777	3,850	3,857	2,799
West Shore	**	**	–	**	**
Central Vancouver Island	2,046	2,440	2,859	3,128	2,492
Duncan/Cowichan	**	2,095	**	**	2,239
Parksville/Qualicum	**	**	**	**	**
Port Alberni	**	**	–	–	**
Nanaimo	2,148	2,514	2,874	3,171	2,553
Courtenay/ North Island/ Central Coast	**	**	**	**	2,717
Okanagan/ Thompson/ Shuswap	1,721	2,226	2,527	3,227	2,238
Central Okanagan	1,708	2,275	**	3,858	2,369
North Okanagan	1,510	2,323	**	2,836	2,062
South Okanagan	2,243	2,032	**	2,774	2,180
Thompson/ Shuswap	1,723	2,278	2,800	2,982	2,198
Other BC	1,720	2,142	–	2,545	2,138
British Columbia	**1,977**	**2,595**	**3,218**	**3,415**	**2,587**

[1] Nationally these are referred to as Standard Spaces.

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

01 Average Rent ($) of Independent Living Spaces[1] by Unit Type and Date Residence Opened
British Columbia

Centre	Before 1990	1990-1999	2000 or later	Total
Lower Mainland	2,843 a	2,165 a	2,905 a	2,754 a
Bachelor	2,112 a	1,625 a	2,192 a	2,068 a
One Bedroom	3,250 a	2,203 a	2,929 a	2,826 a
Two Bedroom	3,778 a	3,170 a	3,432 a	3,467 a
Vancouver Island/ Central Coast	2,704 a	2,690 a	2,805 a	2,751 a
Bachelor	2,211 a	2,099 a	2,206 a	2,176 a
One Bedroom	2,719 a	2,737 a	2,621 a	2,673 a
Two Bedroom	3,843 a	3,280 a	3,591 a	3,554 a
Okanagan/ Thompson/ Shuswap	1,651 a	2,252 a	2,354 a	2,238 a
Bachelor	1,237 a	1,769 a	1,927 a	1,721 a
One Bedroom	1,929 a	2,224 a	2,266 a	2,226 a
Two Bedroom	2,424 a	2,849 a	3,340 a	3,094 a
Other BC	**	**	2,150 a	2,130 a
Bachelor	**	**	1,761 a	1,720 a
One Bedroom	--	**	2,147 a	2,142 a
Two Bedroom	--	--	2,545 a	2,545 a
British Columbia	2,590 a	2,353 a	2,668 a	2,587 a
Bachelor	1,942 a	1,823 a	2,075 a	1,977 a
One Bedroom	2,850 a	2,366 a	2,603 a	2,595 a
Two Bedroom	3,580 a	3,075 a	3,398 a	3,361 a

[1] Nationally these are referred to as Standard Spaces.

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O2 Universe, Vacancy Rates (%) and Average Rents ($) for Non-Urban Centres less than 50,000 population British Columbia

	Lower Mainland	Vancouver Island/ Central Coast	Okanagan/ Thompson/ Shuswap	Other BC	Total
Universe					
Independent Living Spaces[1]					2,422 a
Heavy Care Spaces					1,773 a
Respite, Subsidized/Non-Market Spaces					1,625 a
Total	420 a	1,851 a	1,905 a	1,644 a	5,820 a
Universe of Spaces					
Bachelor					2,864 a
One-Bedroom					2,527 a
Two-Bedroom					429 a
Total	420 a	1,851 a	1,905 a	1,644 a	5,820 a
Total Vacancy Rate					
Bachelor					5.1 a
One-Bedroom					10.6 a
Two-Bedroom					5.6 a
Total	12.9 a	4.7 a	10.8 a	5.5 a	7.5 a
Universe: Independent Living Spaces[1]					
Bachelor					484 a
One-Bedroom					1,529 a
Two-Bedroom					409 a
Total	129 a	627 a	1,067 a	599 a	2,422 a
Independent Living[1] Vacancy Rate					
Bachelor					16.1 a
One-Bedroom					16.9 a
Two-Bedroom					5.9 a
Total	38.8 a	7.2 a	17.1 a	14.0 a	14.9 a
Independent Living[1] Spaces Rent					
Bachelor					1,832 a
One-Bedroom					2,107 a
Two-Bedroom					2,761 a
Total	1,864 a	2,473 a	2,080 a	2,065 a	2,163 a

[1] Nationally these are referred to as Standard Spaces.

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O3.1 Universe of Total Spaces by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	Number of Spaces		Number of Spaces		Number of Spaces		Number of Spaces	
	2010	2011	2010	2011	2010	2011	2010	2011
Lower Mainland	4,895 a	5,452 a	5,718 a	5,468 a	912 a	1,045 a	11,525 a	11,965 a
Fraser East	542 a	1,009 a	1,150 a	823 a	128 a	297 a	1,820 a	2,129 a
Fraser North	954 a	1,033 a	1,250 a	1,208 a	145 a	142 a	2,349 a	2,383 a
Fraser South	1,453 a	1,653 a	1,693 a	1,719 a	449 a	413 a	3,595 a	3,785 a
Vancouver Coastal	1,946 a	1,757 a	1,625 a	1,718 a	190 a	193 a	3,761 a	3,668 a
Vancouver Island/ Central Coast	2,637 a	2,995 a	2,879 a	3,212 a	895 a	769 a	6,411 a	6,976 a
Okanagan/ Thompson/ Shuswap	2,208 a	2,482 a	2,563 a	2,816 a	549 a	620 a	5,320 a	5,918 a
Central Okanagan	836 a	815 a	1,182 a	1,185 a	223 a	216 a	2,241 a	2,216 a
North Okanagan	517 a	501 a	303 a	333 a	127 a	168 a	947 a	1,002 a
South Okanagan	360 a	675 a	474 a	660 a	98 a	121 a	932 a	1,456 a
Thompson/ Shuswap	495 a	491 a	604 a	638 a	101 a	115 a	1,200 a	1,244 a
Other BC	755 a	827 a	690 a	864 a	109 a	120 a	1,554 a	1,811 a
British Columbia	**10,495 a**	**11,756 a**	**11,850 a**	**12,360 a**	**2,465 a**	**2,554 a**	**24,810 a**	**26,670 a**

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.2 Vacancy Rates (%) of Total Spaces by Unit Type British Columbia

Centre	Bachelor		One Bedroom		Two Bedroom		Total	
	% Vacant		% Vacant		% Vacant		% Vacant	
	2010	2011	2010	2011	2010	2011	2010	2011
Lower Mainland	5.7 a	5.0 a	6.4 a	6.1 a	10.2 a	12.4 a	6.4 a	6.1 a
Fraser East	6.6 a	5.6 a	4.8 a	5.2 a	32.8 a	24.2 a	7.3 a	8.1 a
Fraser North	10.1 a	11.0 a	12.4 a	10.1 a	9.0 a	5.6 a	11.2 a	10.2 a
Fraser South	5.5 a	4.3 a	6.6 a	5.5 a	7.6 a	7.3 a	6.3 a	5.2 a
Vancouver Coastal	3.5 a	1.9 a	2.6 a	4.1 a	2.1 a	10.4 a	3.0 a	3.4 a
Vancouver Island/ Central Coast	8.2 a	5.9 a	7.0 a	9.2 a	6.9 a	10.3 a	7.5 a	7.9 a
Metro Victoria & Gulf Islands	6.7 a	7.0 a	7.3 a	7.3 a	5.9 a	11.4 a	6.8 a	7.7 a
Central Vancouver Island	9.7 a	3.8 a	6.7 a	12.6 a	10.9 a	10.9 a	8.7 a	7.8 a
Courtenay/ North Island/ Central Coa	9.8 a	10.2 a	5.8 a	10.9 a	**	**	6.0 a	9.5 a
Okanagan/ Thompson/ Shuswap	6.3 a	6.6 a	7.8 a	9.2 a	17.9 a	9.7 a	8.2 a	8.1 a
Central Okanagan	5.5 a	3.2 a	7.0 a	8.0 a	28.7 a	13.9 a	8.6 a	6.8 a
North Okanagan	3.1 a	7.6 a	1.7 a	8.7 a	13.4 a	2.4 a	4.0 a	7.1 a
South Okanagan	5.8 a	5.3 a	13.5 a	9.4 a	9.2 a	5.8 a	10.1 a	7.2 a
Thompson/ Shuswap	11.1 a	12.8 a	7.8 a	11.4 a	7.9 a	16.5 a	9.2 a	12.5 a
Other BC	2.5 a	3.7 a	3.0 a	9.7 a	4.6 a	1.7 a	2.9 a	6.5 a
British Columbia	6.2 a	5.5 a	6.6 a	7.8 a	10.5 a	10.6 a	6.8 a	7.1 a

The following letter codes are used to indicate the reliability of the estimates:

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** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.3 Universe of Total Spaces by Size of Residence British Columbia

Centre	< 50 Spaces		50 - 99 Spaces		100 + Spaces		Median
	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Number of Residences	Total Spaces	Residence Size
Lower Mainland	29	769	34	2,447	54	8,749	89
Fraser East	6	175	5	366	8	1,588	80
Fraser North	8	233	6	417	11	1,733	84
Fraser South	7	110	8	576	19	3,099	119
Vancouver Coastal	8	251	15	1,088	16	2,329	83
Vancouver Island/ Central Coast	30	713	19	1,311	29	4,952	65
Metro Victoria & Gulf Islands	15	392	14	962	15	2,449	68
Central Vancouver Island	12	265	4	295	11	2,011	62
Courtenay/ North Island/ Central Coast	3	56	1	54	3	492	54
Okanagan/ Thompson/ Shuswap	34	637	20	1,536	25	3,745	66
Central Okanagan	9	115	3	221	12	1,880	97
North Okanagan	6	141	3	239	5	622	71
South Okanagan	6	103	7	537	5	816	78
Thompson/ Shuswap	13	278	7	539	3	427	42
Other BC	22	450	6	446	6	915	31
British Columbia	**115**	**2,569**	**79**	**5,740**	**114**	**18,361**	**72**

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O3.4 Vacancy Rate (%) and Universe of Total Spaces by Date Residence Opened British Columbia

Centre	Before 2001		2001 or later		Total	
	Vacancy Rate	Universe	Vacancy Rate	Universe	Vacancy Rate	Universe
Lower Mainland	7.4 a	5,189	5.2 a	6,776	6.1 a	11,965
Fraser East	5.7 a	1,212	11.2 a	917	8.1 a	2,129
Fraser North	11.8 a	1,153	8.8 a	1,230	10.2 a	2,383
Fraser South	8.9 a	1,441	2.9 a	2,344	5.2 a	3,785
Vancouver Coastal	3.9 a	1,383	3.0 a	2,285	3.4 a	3,668
Vancouver Island/ Central Coast	7.4 a	2,842	8.2 a	4,134	7.9 a	6,976
Metro Victoria & Gulf Islands	5.3 a	2,017	10.4 a	1,786	7.7 a	3,803
Central Vancouver Island	10.1 a	**	7.0 a	**	7.8 a	2,571
Courtenay/ North Island/ Central Coas	**	**	5.0 a	**	9.5 a	602
Okanagan/ Thompson/ Shuswap	8.2 a	2,347	8.1 a	3,571	8.1 a	5,918
Central Okanagan	8.6 a	1,227	4.6 a	989	6.8 a	2,216
North Okanagan	8.9 a	495	5.3 a	507	7.1 a	1,002
South Okanagan	7.7 a	482	7.0 a	974	7.2 a	1,456
Thompson/ Shuswap	4.2 a	143	13.5 a	1,101	12.5 a	1,244
Other BC	6.0 a	84	6.5 a	1,727	6.5 a	1,811
British Columbia	**7.6 a**	**10,462**	**6.7 a**	**16,208**	**7.1 a**	**26,670**

The following letter codes are used to indicate the reliability of the estimates:
a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)
** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

O4 Assisted Living[1] Unit Counts
by Unit Type
British Columbia

Centre	Business Type	Funded	Private Pay	Total Assisted Living[1]
Lower Mainland	Non-Profit	1,508 a	283 a	1,791 a
	Profit	709 a	581 a	1,290 a
Fraser East	Non-Profit	169 a	34 a	203 a
	Profit	131 a	100 a	231 a
Fraser North	Non-Profit	273 a	12 a	285 a
	Profit	146 a	141 a	287 a
Fraser South	Non-Profit	332 a	40 a	372 a
	Profit	262 a	185 a	447 a
Vancouver Coastal	Non-Profit	734 a	197 a	931 a
	Profit	170 d	155 a	325 c
Vancouver Island/ Central Coast	Non-Profit	707 a	82 a	789 a
	Profit	326 a	323 a	649 a
Metro Victoria & Gulf Islands	Non-Profit	378 a	42 a	420 a
	Profit	127 a	124 a	251 a
Central Vancouver Island	Non-Profit	175 a	40 a	215 a
	Profit	164 a	193 a	357 a
Courtenay/ North Island/ Central Coa	Non-Profit	154 a	0	154 a
	Profit	35 a	6 a	41 a
Okanagan/ Thompson/ Shuswap	Non-Profit	477 a	17 a	494 a
	Profit	235 a	712 a	947 a
Central Okanagan	Non-Profit	134 a	0	134 a
	Profit	41 a	71 a	112 a
North Okanagan	Non-Profit	59 a	16 a	75 a
	Profit	67 a	46 a	113 a
South Okanagan	Non-Profit	95 a	1 a	96 a
	Profit	84 a	246 a	330 a
Thompson/ Shuswap	Non-Profit	189 a	0	189 a
	Profit	43 a	349 a	392 a
Other BC	Non-Profit	222 a	7 a	229 a
	Profit	185 a	146 a	331 a
British Columbia	**Non-Profit**	**2,914 a**	**389 a**	**3,303 a**
	Profit	**1,455 a**	**1,762 a**	**3,217 a**

[1] Assisted Living Units as defined under BC's Community Care and Assisted Living Act; generally Assisted Living includes services such as meals, housekeeping, laundry and some assistance with personal care such as grooming, mobility and medications. These units are usually also designated as Independent Living.

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable -- No units exist in universe for this category

05 Number of Residents, Number of Residents Living Alone and Number of Residents Needing Heavy Care
British Columbia

Centre	2010	2011
Lower Mainland		
Total number of residents	11,292	11,807
Number of residents living alone	10,284	10,651
Total number of couples	504	578
Number of residents needing heavy care	2,518	3,235
Average age of residents	84	84
Vancouver Island/ Central Coast		
Total number of residents	6,338	6,823
Number of residents living alone	5,527	6,035
Total number of couples	406	394
Number of residents needing heavy care	1,543	1,890
Average age of residents	83	83
Okanagan/ Thompson/ Shuswap		
Total number of residents	5,236	5,834
Number of residents living alone	4,534	5,038
Total number of couples	351	398
Number of residents needing heavy care	982	1,269
Average age of residents	83	82
Other BC		
Total number of residents	1,599	1,786
Number of residents living alone	1,419	1,602
Total number of couples	90	92
Number of residents needing heavy care	++	505
Average age of residents	82	82
British Columbia		
Total number of residents	24,465	26,250
Number of residents living alone	21,764	23,326
Total number of couples	1,351	1,462
Number of residents needing heavy care	5,490	6,899
Average age of residents	83	83

The following letter codes are used to indicate the reliability of the estimates:

a – Excellent, b – Very good, c – Good, d – Fair (Use with Caution)

** Suppressed to protect confidentiality ++ Not statistically reliable – No units exist in universe for this category

Methodology

Canada Mortgage and Housing Corporation conducts the Seniors' Housing Survey in February and March. This annual survey became National in scope in 2009, covering all centres in each of the ten provinces. Both private and non-profit residences are included in the survey universe. Non-profit residences must have at least one unit that is not subsidized.

To be eligible for inclusion in the 2011 Survey results, a residence must:

- ✓ Have been in operation for at least one year, i.e. before January 2010
- ✓ Have at least 10 rental units (Quebec, Ontario, Prairies) or 5 rental units (Atlantic provinces and B.C).
- ✓ Offer an onsite meal plan
- ✓ Does not provide high levels of healthcare (defined as 1.5 hours or more of care per day) to all of their residents. Nursing homes and long-term care homes are examples of residences that were not included in the survey.
- ✓ Offer rental units. Life lease units and owner-occupied units are excluded from this survey.
- ✓ And at least 50% of resident's are 65 years of age or older

The Seniors' Housing Survey is a census and not a sample survey therefore all senior's residences in Canada meeting these criteria are included to be part of this survey.

Survey data were obtained through a combination of telephone interviews and fax and email responses. Information was obtained from the owner, manager, or residence administrator. Survey results reflect market conditions at the time of the survey. Survey results have been weighted to adjust for non-responses, to ensure that they are reflective of the universe. 2010 data in this publication may differ from what was published last year, due to survey zone changes in 2011. The level of statistical reliability is noted in the data tables. For more information on the reliability of the data please click here.

All statistics published, excluding information on new market supply, include only those residences that have been in operation for at least one year.

Definitions

Space: A space is a residential area that is rented out. Examples of spaces include: one-half of a semi-private unit, a private or bachelor unit, a one-bedroom unit and a two-bedroom unit. In most cases a space is the same as a unit. The exception is the case where a unit has been divided to rent to multiple residents. Semi-private and ward units are an example of this. Unless otherwise indicated, data for spaces are for all unit types.

Standard Space: A space occupied by a resident who does not receive a high level of care (i.e. the resident receives less than 1.5 hours of care per day.) Regional terms for this type of space vary across the country. In cases where there is no additional charge paid for a high level of care, the estimate of the number of standard spaces may include units where the resident receives a high level of care.

Heavy Care Space: A space where the residence provides 1.5 hours or more of healthcare per day to the resident. Examples include Alzheimer, Dementia and mobility support residents. Heavy care space estimates for occupied spaces may only include those where the resident is required to pay for a high level of care.

Respite Space: A space used to provide temporary accommodation for a senior who normally lives in another place and not at the residence.

Non-market or Subsidy Space: A space where the rent received for the unit is less than market rent or where the resident occupying the unit is subsidized.

Rent: Refers to the actual amount a resident pays per month for their accommodation space and all mandatory services. For vacant spaces, the rent is the amount the owner is asking for the space.

Vacancy: A space is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Capture Rate: The main age group living in seniors' residences are persons aged 75 years and older. Capture rate in a centre is the ratio of the total number of residents living in the survey universe divided by its estimated 75+ population and then expressed as a percentage.

Acknowledgement
The Seniors' Housing Survey could not have been conducted without the cooperation of the residence owners and their staff. CMHC acknowledges their time and assistance in providing accurate information. As a result of their contribution, CMHC is able to provide data and analysis that benefits the entire industry.

Confidentiality
All information provide through this survey is kept strictly confidential and only used by CMHC to generate statistics and data sets that do not allow for the identification of individuals, households, businesses or buildings.

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